

# HOUSING MARKET SNAPSHOT

State of Washington and Counties  
Second Quarter 2019

County	SAAR	% Change by qtr	% Change by year	Building Permits	% Change by year	Median Resale Price (\$)	% Change by year	HAI	First- time HAI
Adams	170	0	6.2	21	162.5	\$153,300	-3.2	171.4	121.8
Asotin	240	-7.7	-11.1	7	16.7	\$206,000	-0.7	151.1	107.4
Benton	3,740	-8.1	-8.8	1,147	80.3	\$304,400	10.2	117.2	83.3
Chelan	920	-4.2	-10.7	202	40.3	\$361,000	8.1	101.5	72.1
Clallam	1,050	-2.8	-6.2	48	-5.9	\$306,800	4.5	86.2	61.2
Clark	6,900	1	-6	1,298	46.5	\$369,300	2.2	114.5	81.3
Columbia	80	-20	-38.5	1	-75	\$173,200	18	143.6	102
Cowlitz	1,390	-2.1	-8.6	59	20.4	\$274,100	15.4	94.4	67.1
Douglas	580	-10.8	-12.1	38	245.5	\$351,000	7	88.5	62.8
Ferry	110	10	0	2	-60	\$162,000	-7.4	159.2	113.1
Franklin	1,250	-8.8	-9.4	373	75.1	\$304,400	10.2	120.1	85.3
Garfield	50	0	0	1	-50	\$206,000	-0.7	126.9	90.2
Grant	1,030	-3.7	-2.8	53	89.3	\$226,500	9	164	116.5
Grays Harbor	1,910	0.5	-0.5	35	-5.4	\$211,400	12	115.2	81.8
Island	1,960	-0.5	-9.7	40	5.3	\$387,700	2.6	86.5	61.5
Jefferson	650	1.6	-7.1	112	154.5	\$383,300	1.2	79.4	56.4
King	25,750	2.9	-6.8	4,950	37	\$701,200	-3.9	71.4	50.8
Kitsap	4,660	-0.6	-7.7	468	82.1	\$380,800	7.1	107.8	76.6
Kittitas	1,130	3.7	-7.4	105	118.8	\$345,600	2.1	95	67.5
Klickitat	250	0	-10.7	28	100	\$316,700	26.7	106	75.3
Lewis	1,270	1.6	-3.1	101	7.4	\$258,300	15.2	116	82.4
Lincoln	150	-6.2	-11.8	7	133.3	\$140,000	0	203.1	144.3
Mason	1,350	2.3	-4.3	66	40.4	\$271,800	13.1	126.8	90.1
Okanogan	500	2	11.1	24	100	\$223,600	10.9	113.8	80.8
Pacific	580	9.4	11.5	13	8.3	\$216,700	18.7	118	83.8
Pend Oreille	300	3.4	0	14	27.3	\$195,000	7.3	121	86
Pierce	15,230	0.7	-6.3	810	-54.9	\$372,300	5.3	103.8	73.8
San Juan	320	3.2	-11.1	59	34.1	\$653,600	17.1	51.5	36.6
Skagit	2,140	2.4	-6.6	119	-24.7	\$385,600	12.6	93.1	66.2
Skamania	240	9.1	-7.7	24	41.2	\$328,600	25.2	99.1	70.4
Snohomish	10,280	2.9	-2.8	1,414	18.8	\$500,600	1.2	96	68.2
Spokane	8,600	-2.8	-6.6	807	2.3	\$277,400	9.6	101.7	72.2
Stevens	890	2.3	0	18	-5.3	\$195,000	7.3	130.7	92.9
Thurston	5,290	1.1	-4.2	419	47.5	\$340,700	6.7	120.8	85.8
Wahkiakum	90	28.6	12.5	3	-25	\$270,800	25.6	102.1	72.5
Walla Walla	830	-3.5	-8.8	33	-28.3	\$267,800	8	111.2	79
Whatcom	3,130	1.6	-5.7	561	84.5	\$407,700	5.9	88.1	62.6
Whitman	420	-6.7	-8.7	23	-36.1	\$287,900	7.2	105.3	74.8
Yakima	1,830	-1.6	-4.2	145	36.8	\$244,700	5.8	103.3	73.4
<b>Statewide</b>	<b>107,250</b>	<b>0.5</b>	<b>-6</b>	<b>13,648</b>	<b>23.3</b>	<b>\$410,600</b>	<b>10</b>	<b>98.4</b>	<b>69.9</b>

1. Home Resales are Runstad Center estimates based on MLS reports or deed recording.
2. SAAR means data presented at Seasonally Adjusted Annual Rates allowing qtr-to-qtr comparison.
3. Building permits (total) are from the U.S. Department of Commerce, Bureau of the Census. For less populous counties, building permit data prior to 2017 may be based upon sampled estimates.
4. Median prices are Runstad Center estimates of the point at which half of existing home sales occurred at higher prices and half at lower prices.
5. Affordability index measures the ability of a typical family to make payments on median price resale home. It assumes 20% downpayment and 30-year amortizing mortgage. First-time buyer affordability index assumes a less expensive home, lower downpayment, and lower income.
6. Whitman, Benton, and Franklin Counties figures cannot be compared to reports released prior to Q2:2015.